

MEMORANDUM

Agenda Item No. 11(A)(12)

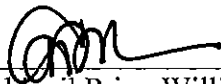
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the sale of six County-owned properties located in Florida City at a total price of \$67,500.00 to the City of Florida City in accordance with Section 125.38, Florida Statutes; authorizing the waiver of Administrative Order No. 8-4 as it pertains to review by the Planning Advisory Board; authorizing the Chairperson or the Vice-Chairperson of the Board to execute County Deed; and directing the County to take all actions necessary to accomplish the conveyance of said properties and to exercise all rights set forth in the County Deed

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney



APW/smm

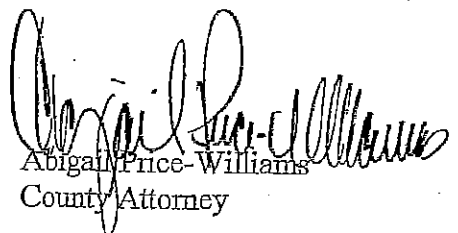


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(12)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(12)
3-8-16

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE SALE OF SIX COUNTY-OWNED PROPERTIES LOCATED IN FLORIDA CITY AT A TOTAL PRICE OF \$67,500.00 TO THE CITY OF FLORIDA CITY IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER NO. 8-4 AS IT PERTAINS TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE CHAIRPERSON OR THE VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTIES AND TO EXERCISE ALL RIGHTS SET FORTH IN THE COUNTY DEED

WHEREAS, the City of Florida City (the "City") submitted an application, dated January 22, 2016, to the County, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting the conveyance of six County-owned properties located within the City's municipal boundaries, which are more fully described in Attachments "B," "C," "D," "E," "F," and "G" attached hereto and incorporated herein by reference (the "County Properties"); and

WHEREAS, the City has a large supply of affordable, low income tax credit and public housing; and

WHEREAS, although there is a large supply of affordable, low income tax credit and public housing, the City has expressed a need for more market rate housing to be built in the City to house residents who do not otherwise qualify for such affordable, low income tax credit and public housing; and

WHEREAS, the City has also expressed that there is currently a shortage of market rate housing in the City; and

WHEREAS, the City advertised an Invitation to Bid seeking developers to develop 24 properties, including the County Properties and 18 properties owned by the City (the “City Properties”), with market rate housing; and

WHEREAS, the Invitation to Bid provides that the selected developer will not be bound to develop the County Properties in the event the County Properties are not conveyed to the City; and

WHEREAS, the City Commission has adopted a resolution to select DRE Development, LLC as the developer to develop the City Properties and the County Properties; and

WHEREAS, the City’s conveyance of the County Properties is conditioned on this Board’s approval of the conveyance of the County Properties to the City; and

WHEREAS, the City wishes to purchase the County Properties at a price of \$11,250.00 each which is the market value of each of the County Properties according to the Property Appraiser’s website; for a total price of \$67,500.00; and

WHEREAS, the County Properties are presently not buildable because they have been dug out and used for drainage, and therefore, the County Properties will require significant fill before they are buildable; and

WHEREAS, the City believes that by conveying the County Properties to the City, the City would be in a better position to expedite the construction of housing by the developer on the County Properties and the City Properties; and

WHEREAS, pursuant to Administrative Order No. 8-4, on June 23, 2015, Miami-Dade Internal Services Department announced the availability of the County Properties to all County departments to determine if they were interested in the County Properties; however no County department has expressed an interest in any of the County Properties; and

WHEREAS, this Board has reviewed and is satisfied with the information submitted in accordance with Resolution No. R-333-15 regarding the County Properties, which is attached hereto as Attachment “H” and incorporated by reference; and

WHEREAS, this Board finds that pursuant to Section 125.38, Florida Statutes, the County Properties are not needed for County purposes and that the conveyance of the County Properties to the City would be required for the intended use of promoting community interest and welfare; and

WHEREAS, this Board further finds pursuant to Section 125.38, Florida Statutes, that the conveyance of the County Properties to the City serves the best interest of the County and the residents of the City by creating housing that will elevate the income flowing into this area, thereby increasing economic prosperity in the community, and fulfilling the need for market rate housing; and

WHEREAS, the conveyance of the County Properties to the City is subject to the deed restriction described in the County Deed, attached hereto as Attachment “I,” that the County Properties shall be developed with market rate housing to be sold, or in the alternative, rented,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board authorizes the sale of the County Properties to the City at a total price of \$67,500.00 in accordance with Section 125.38, Florida Statutes. The conveyance of the County Properties shall be developed with market rate housing to be sold, or in the alternative, rented.

Section 3. This Board waives the requirements of Administrative Order 8-4 as it relates to review by the Planning Advisory Board.

Section 4. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the County Properties, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "I." This Board further directs the County Mayor or County Mayor's designee to take all actions necessary to accomplish the conveyance of the County Properties to the City, and to exercise all rights set forth in the County Deed, including recording an instrument in the Public Record of Miami-Dade County upon satisfaction of the deed restriction.

Section 5. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record the County Deed and shall provide a copy of such recorded instrument to the Clerk of the Board within 30 days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of the County Deed in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

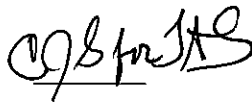
The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

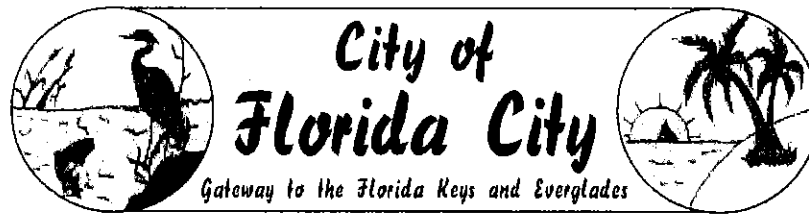
HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



January 21, 2016

The Honorable Dennis C. Moss
Commissioner, District 9
Stephen P. Clark Center
111 NW 1st Street, Suite 320
Miami, Florida 33128

RE: City Acquisition of County-owned Lots

Dear Commissioner Moss:

Currently, the City of Florida City has a large supply of affordable, low income tax credit and public housing. Although this type of housing is much needed by our residents, there is also a need for market rate housing, which is currently lacking in the City, to house families who do not otherwise qualify for affordable, low income tax credit and public housing. Such market rate housing would give rise to a general elevation of income flowing into this area, and would likewise result in an increase in economic prosperity in the community.

In an effort to increase the supply of market rate housing within the City, the City published an Invitation to Bid (ITB) on October 16, 2015 for 24 lots, including six owned by the County. These six lots are folio numbers:

16-7825-007-0120
16-7825-007-0100
16-7825-007-0090
16-7825-007-0080
16-7825-007-0070
16-7825-007-0060

Bids were due and received by the City on December 8, 2015. The ad was run in the Miami Herald. There were also a number of developers who expressed interest in the properties and each of them were emailed a copy of the ITB. The ITB required the bidders to bid in two ways, (1) the bidders provided a bid for all 24 lots and (2) they provided a bid for only the 18 lots already owned by the City. The bidding was done this way because we had not received an assurance from the County that the County would convey the six lots to us subject to the County Commission's approval. The ITB provided for the possibility of a two part sales process. We will close on the 18 lots and then option the six lots to be received from the County to the high bidder with closing to occur after conveyance of the lots from the County to the City. The City Commission will meet on January 27, 2016 to

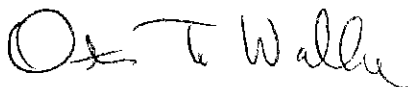
consider a resolution to award the properties to the highest bidder, DRE Development, LLC.

The housing units to be built will be owner occupied market rate housing, which will satisfy a need in the community. This will be one of the few market rate developments in the City. In the event there is a downturn in the market and the developer is unable to sell the units, the City would like the option to allow the developer to rent the units until they are sold. It is anticipated that all 24 structures will be completed in 24-30 months.

The City believes that by conveying the six County lots to the City, the City would be in a better position to expedite the construction of market rate housing by a developer on the County and City lots. To expedite this construction, the City is requesting that the County, in accordance with Section 125.38, Florida Statutes, sell the above listed six lots to the City for \$11,250 each, which is the assessed value of each of the lots according to the County's Property Appraiser's website. It should be noted that the six County lots were originally dug out for drainage and will require significant fill before they are buildable and will also require clearance from DERM. In light of the great need for market rate housing within the City, the City believes that the sale of the six lots and the construction of such housing would promote public and community interest and welfare.

Should you have any additional questions, please call me at 305-247-8221 or email me at richard.stauts@floridacityfl.gov.

Sincerely yours,

A handwritten signature in cursive script that reads "Otis T. Wallace".

Otis T. Wallace, Mayor
City of Florida City

Cc: Rick Stauts, City of Florida City CRA
Jose Galan



OFFICE OF THE PROPERTY APPRAISER

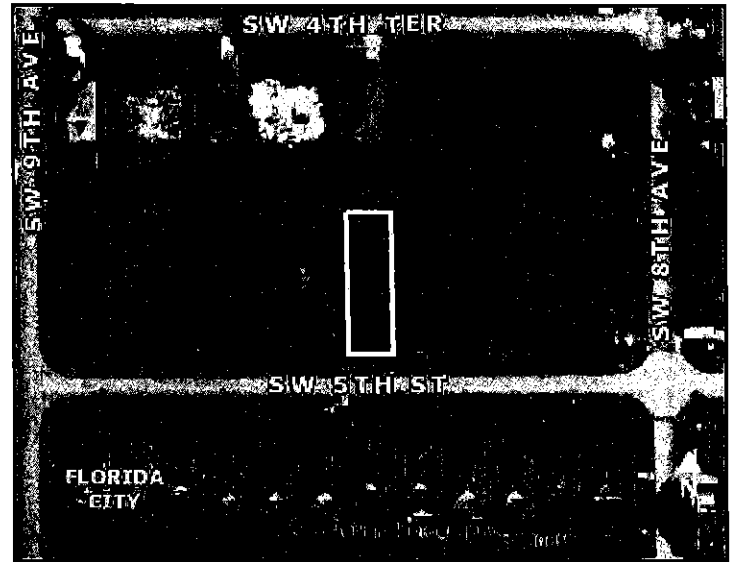
Detailed Report

Generated On : 12/10/2015

Property Information	
Folio:	16-7825-007-0060
Property Address:	
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$11,250	\$11,250	\$10,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,250	\$11,250	\$10,125
Assessed Value	\$11,250	\$11,250	\$10,125

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Property Information

Folio: 16-7825-007-0060

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 16-7825-007-0060

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0060

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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Extra Features

Description	Year Built	Units	Calc Value
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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0060

Property Address:
Full Legal Description

BOUGAINVILLE PARK

PB 24-41

LOT 6 BLK 1

LOT SIZE 7500 SQ FT

F/A/U 16-7825 007-0010

OR 20443-1791 0502 2

COC 26318-1357 06 2005 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/09/2015	\$0	29519-2033	Corrective, tax or QCD; min consideration
02/09/2015	\$0	29519-2146	Corrective, tax or QCD; min consideration
06/01/2005	\$0	26318-1357	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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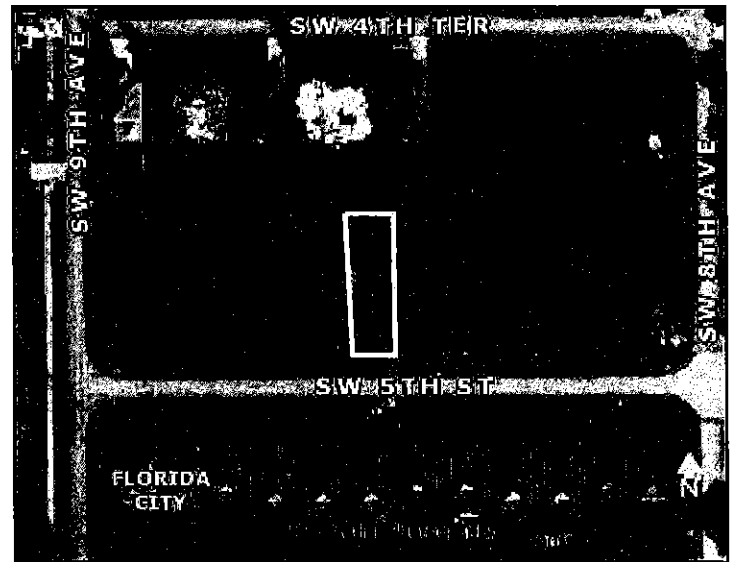
Detailed Report

Generated On : 12/10/2015

Property Information	
Folio:	16-7825-007-0070
Property Address:	
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$11,250	\$11,250	\$10,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,250	\$11,250	\$10,125
Assessed Value	\$11,250	\$11,250	\$10,125

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Property Information

Folio: 16-7825-007-0070

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 16-7825-007-0070

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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Extra Features

Description	Year Built	Units	Calc Value
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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0070

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0070

Property Address:

Full Legal Description
BOUGAINVILLE PARK
PB 24-41
LOT 7 BLK 1
LOT SIZE 7500 SQ FT
F/AU 16-7825 007-0010
OR 20443-1791 0502 2
COC 26176-2847 06 2005 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/09/2015	\$0	29519-2146	Corrective, tax or QCD; min consideration
06/01/2005	\$0	26176-2847	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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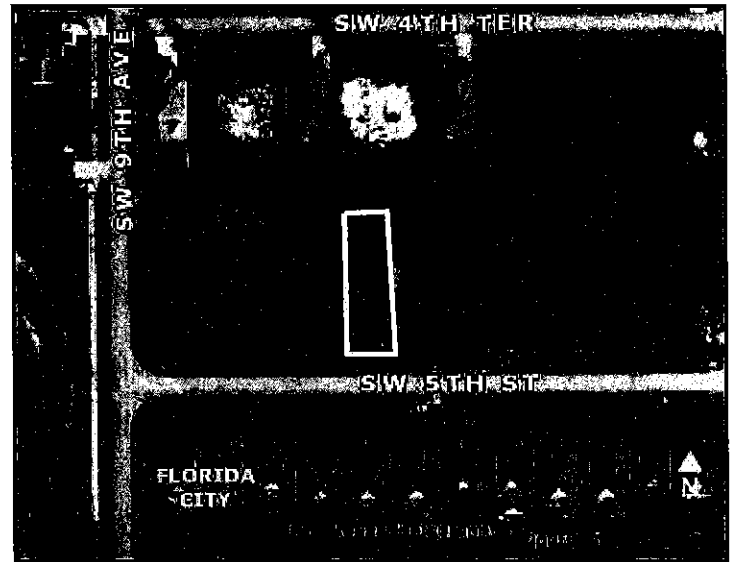
Detailed Report

Generated On : 12/10/2015

Property Information	
Folio:	16-7825-007-0080
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information				
Year	2015	2014	2013	
Land Value	\$11,250	\$11,250	\$10,125	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$11,250	\$11,250	\$10,125	
Assessed Value	\$11,250	\$11,250	\$10,125	

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0080

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0080

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
-----------------	----------	------------	---------------	---------------	------------	------------

Extra Features

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0080

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0080

Property Address:

Full Legal Description

BOUGAINVILLE PARK

PB 24-41

LOT 8 BLK 1

LOT SIZE 7500 SQ FT

F/A/U 16-7825 007-0010

OR 20443-1791 0502 2

COC 26153-3904 01 2008 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/06/2014	\$0	29337-0495	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2168	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4338	Corrective, tax or QCD; min consideration
01/01/2008	\$0	26153-3904	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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Version:



OFFICE OF THE PROPERTY APPRAISER

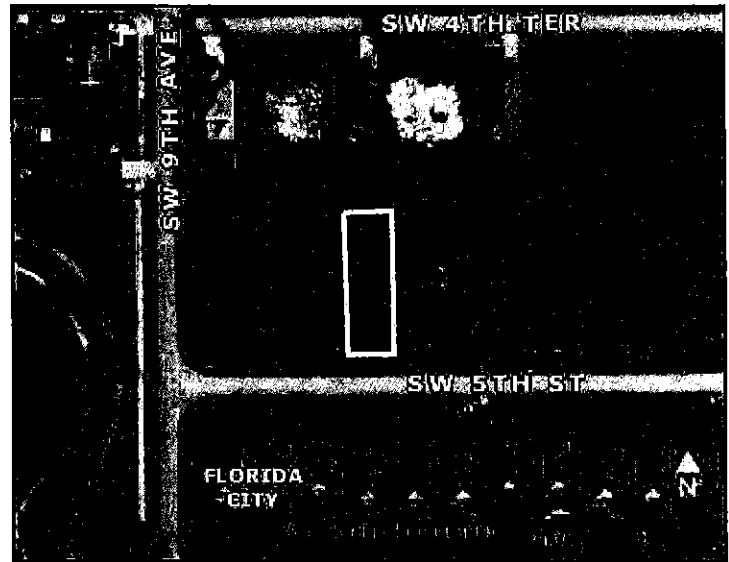
Detailed Report

Generated On : 12/10/2015

Property Information	
Folio:	16-7825-007-0090
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$11,250	\$11,250	\$10,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,250	\$11,250	\$10,125
Assessed Value	\$11,250	\$11,250	\$10,125

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0090

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0090

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0090

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0090

Property Address:

Full Legal Description
BOUGAINVILLE PARK
PB 24-41
LOT 9 BLK 1
LOT SIZE 7500 SQ FT
F/A/U 16-7825 007-0010
OR 20443-1791 0502 2
COC 25723-2265 26190-0701 0607 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29337-0561	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2170	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4337	Corrective, tax or QCD; min consideration
06/01/2007	\$0	25723-2265	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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Version:



OFFICE OF THE PROPERTY APPRAISER

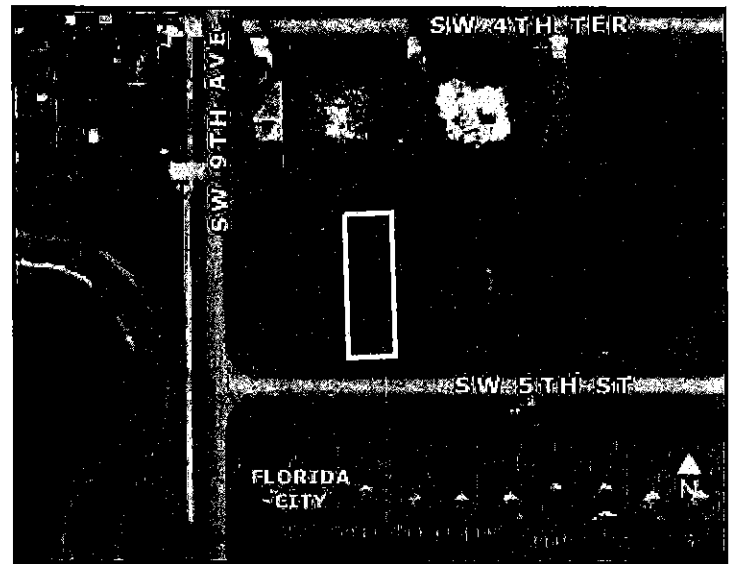
Detailed Report

Generated On : 1/22/2016

Property Information	
Folio:	16-7825-007-0100
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$11,250	\$11,250	\$10,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,250	\$11,250	\$10,125
Assessed Value	\$11,250	\$11,250	\$10,125

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 16-7825-007-0100

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 16-7825-007-0100

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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Extra Features

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 16-7825-007-0100

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2016

Property Information

Folio: 16-7825-007-0100

Property Address:

Full Legal Description

BOUGAINVILLE PARK

PB 24-41

LOT 10 BLK 1

LOT SIZE 7500 SQ FT

F/AU 16-7825 007-0010

OR 20443-1791 0502 2

COC 25723-2004 26190-0701 0607 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/06/2014	\$0	29336-4485	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2172	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4332	Corrective, tax or QCD; min consideration
06/01/2007	\$0	25723-2004	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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Version:

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OFFICE OF THE PROPERTY APPRAISER

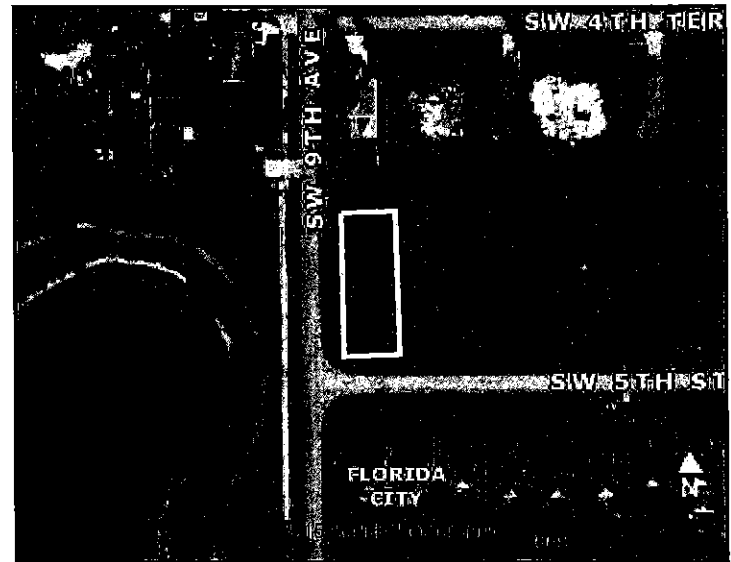
Detailed Report

Generated On : 12/10/2015

Property Information	
Folio:	16-7825-007-0120
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	\$11,250	\$11,250	\$10,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,250	\$11,250	\$10,125
Assessed Value	\$11,250	\$11,250	\$10,125

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$11,250	\$11,250	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
School Board			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
City			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125
Regional			
Exemption Value	\$11,250	\$11,250	\$0
Taxable Value	\$0	\$0	\$10,125

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0120

Property Address:

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0120

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$11,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0120

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	0600	Square Ft.	7,500.00	\$10,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/10/2015

Property Information

Folio: 16-7825-007-0120

Property Address:

Full Legal Description

BOUGAINVILLE PARK

PB 24-41

LOT 12 BLK 1

LOT SIZE 7500 SQ FT

F/AU 16-7825 007-0010

OR 20443-1791 0502 2

COC 25723-2970 26190-0701 0607 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29336-4619	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27793-1703	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2174	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2166	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4339	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4331	Corrective, tax or QCD; min consideration
06/01/2007	\$0	25723-2970	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$480,000	20443-1791	Deeds that include more than one parcel

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Version:

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R- 333-15

Folio	Vacant	Lot Size	Comm. District	2015 Assessment Value	Legal Description	Zoning	Estimated Annual Lawn Care Costs	Address	Tax Deed Date	Remark/ Recommendation	Type of Deed County Acquired Parcel
16-7825-007-0060	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 6 BLK 1	Single Family	\$441	SW 5 Street and SW 8 Avenue	2/9/15	Convey	TAX
16-7825-007-0070	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 7 BLK 1	Single Family	\$441	SW 5 Street and SW 8 Avenue	2/9/15	Convey	TAX
16-7825-007-0080	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 8 BLK 1	Single Family	\$441	SW 5 Street and SW 9 Avenue	9/18/14	Convey	TAX
16-7825-007-0090	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 9 BLK 1	Single Family	\$441	SW 5 Street and SW 9 Avenue	9/18/14	Convey	TAX
16-7825-007-0100	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 10 BLK 1	Single Family	\$441	SW 5 Street and SW 9 Avenue	9/18/14	Convey	TAX
16-7825-007-0120	Yes	7,500	9	\$11,250	BOUGAINVILLE PARK PB 24-41 LOT 12 BLK 1	Single Family	\$441	SW 5 Street and SW 9 Avenue	9/18/14	Convey	TAX

ATTACHMENT "I"

Instrument prepared under the direction of
Terrence A. Smith, Assistant County Attorney
111 N.W. 1 Street, 2810
Miami, Florida 33128-1907

Folio No: **See Exhibit "A"**

COUNTY DEED

THIS DEED, made this ____ day of _____, 20__ AD. by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida** (the "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and **CITY OF FLORIDA CITY, a public body corporate and politic (the "City")**, whose address is 404 West Palm Drive, Florida City, Florida 33034, its successors and assigns:

WITNESSETH:

That the County, for and in consideration of the sum of Sixty-Seven Thousand Five Hundred Dollars and 00/100 (\$67,500.00) to it in hand paid by the City, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the City, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof,

subject to the restriction that the Properties shall be developed with housing and sold to buyers at market rate. At the City's option, the City may authorize the developer of the Properties to lease to renters at market rate. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the City, its successors or assigns with an appropriate instrument acknowledging satisfaction with the Deed restriction listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Jean Monestime, Chair

Approved for legal sufficiency _____

Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 201____.

EXHIBIT "A"

LEGAL DESCRIPTION

16-7825-007-0060	BOUGAINVILLAE PARK PB 24-41, LOT 6 BLK 1
16-7825-007-0070	BOUGAINVILLAE PARK PB 24-41, LOT 7 BLK 1
16-7825-007-0080	BOUGAINVILLAE PARK PB 24-41, LOT 8 BLK 1
16-7825-007-0090	BOUGAINVILLAE PARK PB 24-41, LOT 9 BLK 1
16-7825-007-0100	BOUGAINVILLAE PARK PB 24-41, LOT 10 BLK 1
16-7825-007-0120	BOUGAINVILLAE PARK PB 24-41, LOT 12 BLK 1